

3501 N. Figueroa Street – Property Improvements & Features

Interior Improvements

- Remodeled kitchens with quartz countertops and updated finishes
- Remodeled bathrooms with updated tile work and fixtures
- Newer flooring throughout
- Designer lighting fixtures
- Updated hardware and fixtures
- Newer front entry doors
- Fresh interior paint

Systems & Infrastructure

- Repiped with copper plumbing
- Newer roof
- Dual-pane windows
- Upgraded electrical panel
- Mini-Split Heating and air conditioning systems
- Updated laundry plumbing serving Unit 3501 1/2

Laundry & Storage

- Each unit has its own dedicated laundry area
- Laundry enclosures reconstructed and improved for both units
- Storage sheds added for both units

Exterior & Outdoor Improvements

- Fresh exterior paint
- Fence recently painted
- Gated side-street access
- Abundant off-street parking
- Privately fenced outdoor space for each residence
- Hardscape improvements including pavers and outdoor gathering areas
- Turf and landscaping enhancements
- Irrigation improvements
- Rear eave support beams replaced
- Custom fencing and privacy enhancements

Property Features

- Two 2-bedroom, 1-bath residences
- Separate entrances for each unit
- Private yard space for each unit
- Strong indoor-outdoor living environments
- Corner lot location

Income

- Unit 3501: Leased at \$2,800/month
- Unit 3501 1/2: Leased at \$3,200/month
- Total Gross Rental Income: \$6,000/month (\$72,000 annually)